

City Council  
Atlanta, Georgia

**07- 0 -0627**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-19**  
Date Filed: 2-13-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2862 Lenox Road, N.E.**, be changed from the PD-H (Planned Development-Housing) District to the RG-3-C (Residential General Sector 3-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 47 and 7, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

### LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 7 and 47, 17th District, Fulton County,  
State of Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the southerly right-of-way of West Road, having a 50 foot right-of-way, and the westerly right-of-way of Lenox Road, having a 60 foot right-of-way at that point; thence southerly along the westerly right-of-way of Lenox Road South 17 degrees 19 minutes 32 seconds East a distance of 274.86 feet to an iron pin found and THE TRUE POINT OF BEGINNING. Thence from said POINT OF BEGINNING, as thus established, southerly along the westerly right-of-way of Lenox Road South 17 degrees 38 minutes 23 seconds East a distance of 141.18 feet to an iron pin found; thence leaving said right-of-way of Lenox Road South 86 degrees 36 minutes 23 seconds West a distance of 185.00 feet to a point; thence South 00 degrees 06 minutes 52 seconds West a distance of 4.00 feet; thence South 89 degrees 00 minutes 58 seconds West a distance of 161.01 feet to a point; thence North 00 degrees 29 minutes 40 seconds East a distance of 8.82 feet to a point; thence South 89 degrees 59 minutes 58 seconds West a distance of 100.00 feet to a point; thence South 00 degrees 27 minutes 48 seconds East a distance of 3.12 feet to a point; thence South 89 degrees 32 minutes 12 seconds West a distance of 366.78 feet to an iron pin found on the easterly right-of-way of Georgia State Route No. 400, having a varying right-of-way; thence along the easterly right-of-way of Georgia State Route No. 400 North 00 degrees 15 minutes 18 seconds West a distance of 131.38 feet to a concrete right-of-way monument found; thence leaving said right-of-way of Georgia State Route No. 400 South 49 degrees 11 minutes 15 seconds East a distance of 22.39 feet to an iron pin found; thence North 84 degrees 05 minutes 26 seconds East a distance of 397.60 feet to an iron pin found on the line between land lots 7 and 47, 17<sup>th</sup> District; thence South 88 degrees 41 minutes 45 seconds East a distance of 357.80 feet to an iron pin found on the westerly right-of-way of Lenox Road and THE TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 112,101 square feet or 2.573 acres more or less.

Z-07-19